

# **AMENDED 9/25/15**

## **ZONING BOARD MEETING AGENDA**

**THURSDAY, OCTOBER 8, 2015 AT 8:00 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE  
HARRISON, N.Y.**

- CAL. Z15-019 PETER GREGORIO** – 321 West Street, Block 302, Lot 18 – **Heard – Closed – Findings being prepared.**
- CAL. Z15-015 ANTHONY SPANO** – 39 Crystal Street, Block 411, Lot 12 – This property is located in an R-75 Zoning District and pursuant to the Table of Dimensional Regulations of the Town/Village of Harrison the side yard setback is 10 feet. The existing wood deck reduces the side yard to 6 feet 2 inches thus requiring a three foot ten inch variance. – **Not Heard at the September Meeting – Adjourned to the October Meeting.**
- CAL. Z15-016 LAKE STREET RESTAURANT GROUP, LLC** – 97 Lake Street, Block 871, Lot 15 – This property is located in an NB Zoning District and pursuant to §235-46(A) Titled Business Identification Signs of the Zoning Ordinance of the Town/Village of Harrison. Each building shall be permitted to have one wall sign attached or incorporated in the building wall on each public street or off-street parking lot frontage. – **Heard at the September Meeting – Adjourned to the October Meeting.**
- CAL. Z15-020 ARON PONTICELLI & ROBIN QUITTELL PONTICELLI** – 4 Alyssa Lane, Block 651, Lot 22 – This property is located in an R-2 Zoning District. The applicant is appealing the issuance of Certificate of Occupancy No. 15-22209 issued on June 29, 2015 for the legalization of raised tee boxes and waterfall. – **Heard at the September Meeting – Adjourned to the October Meeting.**
- CAL. Z15-021 JULES ALEXANDER** – 9 Belmont Avenue, Block 562, Lot 4 – This property is located in an R-1 Zoning District and is also existing non-conforming with regard to its lot size and rear yard setback of 36 feet. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the minimum required rear yard setback is 50 feet and the minimum side yard setback is 20 feet. The proposed addition reduces the rear yard setback to 26.17 feet, thus requiring a variance of 23.83 feet. The proposed garage is indicated to have a side yard setback of 5 feet, thus requiring a variance of 15 feet.